

## ***PRELIMINARY REPORT***

### **EVALUATION OF REUSE AND DISPOSAL OPTIONS FOR PMA NO. 555**

Resolution 29799 directs the Executive is to make its recommendations on the reuse or disposal of excess property on a case by case basis, using *the Procedures for Evaluation of the Reuse and Disposal of the City's Real Property* adopted by that resolution. Additionally, the Resolution identifies guidelines that are to be considered in making a recommendation. This report addresses each of the guidelines outlined in Resolution 29799 in support of the recommendation.

Property Management Area: **PMA No. 555 – Boulevard Park Substation  
11625 Des Moines Memorial Drive  
Unincorporated King County**

### **BACKGROUND INFORMATION**

Legal Description Lot 10, Block 14, Linde Hill Park No. 3, according to the plat thereof recorded in Volume 45 pf Plats, Page 60, Records of King County, Washington, except the north 45 feet thereof.

#### Physical Description and Related Factors:

This property is trapezoidal in shape with dimensions of 82.5 feet on the east along its frontage with the western edge of Des Moines Memorial Drive. Its back lot line to the West measures 60 feet. Its north and south sides measure, respectively, 156.5 and 100 feet. It comprises a total lot area of 7720 square feet. The former substation site is accessed by a 40-foot long dirt, grass and gravel driveway that slopes down to it from Des Moines Memorial Drive. The station site perimeter is surrounded by the usual seven-foot high cyclone fence with interwoven wooden slats, topped by several strands of barbed wire. A ten-foot wide double gate stands firm and securely padlocked with the usual signs warning of "Danger- High Voltage" and "No Parking." The former substation site, surrounded by the fence, is extremely level. A concrete pad, approximately 15 feet by 30 feet, dominates the western side of the area. The remaining lot surface is comprised of gravel and dirt. Various items of personal property, such as a half-dozen tires and a boat trailer and several storage barrels and metal debris are found within the fence.

The site is landscaped with a number of thirty-foot cedar trees that line the southern boundary between the substation site and Benz' Restaurant and Sports lounge and are also clustered to the right of the access gate on the east. Discarded wood pallets and fence parts lean haphazardly against the east boundary fence. Adjoining uses include the aforementioned sports bar and a single-family home to the south; an Orange cab office, dispatch station, and parking lot to the north; and a triplex to the west. Persons unknown are using the northeast quarter of the City Light property for parking. PMA No. 555 identified by the King County Assessor as Property tax I.D. No. 098500-0287.

**GUIDELINE A: CONSISTENCY**

*The analysis should consider the purpose for which the property was originally acquired, funding sources used to acquire the property, terms and conditions of original acquisition, the title or deed conveying the property, or any other contract or instrument by which the City is bound or to which the property is subject, and City, state or federal ordinances, statutes and regulations*

The City of Seattle, Department of Lighting, originally acquired this property from Puget Sound Power and Light Company by Warranty deed dated March 5, 1951 and indexed under King County recording number 4114711. Puget Power and Light had originally purchased the land for public purposes in 1941 from William Christiansen, a bachelor, and it was transferred to Seattle City Light when area-of-service agreements were brokered between the two utilities in the 1950's. the funds for this purchase came from the Light Fund. The property is not bound by any other contracts or instruments and is not subject to any extraordinary laws or regulations. Sale or disposition of this property, originally acquired for public utility purposes, is subject to the provisions of RCW 35.94.090. This law requires a statement of fair market value or consideration to be paid and such other terms and conditions for such disposition as the legislative authority deems to be in the best public interest.

**GUIDELINE B: COMPATIBILITY AND SUITABILITY**

*The recommendation should reflect an assessment of the potential for use of the property in support of adopted Neighborhood Plans, as or in support of low-income housing, in support of economic development, in support of affordable housing, for park or open space; in support of Sound Transit Link Light Rail station area development; as or in support of child care facilities, and in support of other priorities reflected in adopted City policies.*

**Context.**

This property is located outside the Seattle City limits. The site has not been used and has been de-energized for a number of years. With a King County zoning designation of CBSO, it lies in an area which is classified as a Community Business Zone Special District Overlay. These zones are created to provide convenience and comparison retail and personal services in areas where they would not usually be allowed. Small scale offices and retail are permitted and mixed use developments are likewise permitted. Since it is located outside the city limits, the property was not considered as part of the Neighborhood Planning Process. However the parcel was circulated to King County, Metro Services Division, Sound Transit, and all Seattle City departments. None expressed interest or put forth any proposed public use for the land. There are no other known city policies or priorities that could be served by continued city-ownership or use of this property. It is not located within a Sound Transit corridor and is thus not needed in support of Light Rail station area development.

### Range of Options.

The options for disposition of this property include sale by public bid, negotiated sale, long-term ground lease, or retention by the city. After circulation of the property in January 2002, no city departments identify any possible present or future use of the property. The property was recirculated in July 2009 and once again, there were no expressions of interest from the public sector. In the absence of any realistic need to use the property for a municipal use or purpose, neither a long-term lease nor retention of the property is in the city's best interests. Sale to an adjoining property owner would be inconsistent with a competitive process, particularly since there has been no interest shown by the neighbors. Sale by public bid is the most reasonable and fair method of selling this property. All property owners within the immediate neighborhood will be given notice of the bid sale.

### GUIDELINE C: OTHER FACTORS

*The recommendation should consider the highest and best use of the property, compatibility of the proposed use with the physical characteristics of the property and with surrounding uses, timing and term of the proposed use, appropriateness of the consideration to be received, unique attributes that make the property hard to replace, potential for consolidation with adjacent public property to accomplish future goals and objectives, conditions in the real estate market, and known environmental factors that make affect the value of the property.*

### Highest and Best Use:

The parcel is zoned CB – Community Business Zone – under the King County Land Use Zoning Code. The highest and best and maximally productive use of the site as vacant and available is for small-scale office, retail, professional, governmental, and personal services. The property has a 2001 assessed value of \$38,500.

### Compatibility with the physical characteristics:

This parcel has extremely level topography. It is accessible only from one street; namely Des Moines Memorial Drive. The site could be developed into a small office or workshop-centered business. City Light is not requesting or proposing any particular use for the property once it is sold to the highest bidder. The concrete pad would need to be removed unless such could be incorporated into the site and building design.

### Compatibility with surrounding uses:

The most appropriate use for this property would be for the development of a small retail/service business that serves the needs of the residential developments that lie just beyond the commercial enterprises that run along Des Moines Memorial Drive.

*Potential for consolidation with adjacent public property:*

There are no public properties that lie adjacent to PMA No. 555. There are several city properties nearby. A section of SPU's West Seattle Pipeline right-of-way – PMA 719- lies 1560 feet directly north. Another SPU facility – PMA No. 750 – Boulevard Park Well and Pump station- is located about 3800 feet to the south. City Light's de-energized Glendale Substation – PMA No. 579- is located approximately 5100 feet to the southeast on S. 132<sup>nd</sup> Street in the city of SeaTac. City Light's Duwamish-Delridge Transmission Line ROW No. 1 – PMA No. 519 – is situated about 3340 feet to the northeast. Consolidation with this PMA by any of these city-owned properties is neither feasible nor desirable.

*Timing and Term of Proposed Use:*

The city of Seattle proposes no specific use for this property.

*Appropriateness of the consideration:*

The property will be sold to the person who submits the best offer to purchase the property in the competitive bid process and whose bid is approved by the Director of the Fleets and Facilities Department

*Conditions in the real estate market:*

The real estate market in the subject property's area is medium cool and has historically lagged behind value appreciation in incorporated areas to the North and South. However, targeted and creative marketing of this property should result in a reasonable return to City Light.

*Known environmental factors:*

An Environmental Consultant conducted an Environmental Site Assessment in 2001. According to the report by Herrera Consultants, dated 2/13/01, no hazardous substances or contamination was detected. City Light's policy is to deal with any claimed contamination and cleanup issues through negotiation with the likely purchaser(s). All information concerning environmental conditions will be disclosed to all potential buyers. The property is being sold on an AS-IS basis.

**GUIDELINE D: SALE**

*The recommendation should evaluate the potential for selling the property to non-City public entities and to members of the general public.*

Non-city public entities were notified concerning the excess nature of this property by way of the Real Estate Services Division's circulation process in January 2002 and in July 2009. None expressed an interest in acquiring the property for its needs. There are no adjoining property owners who have shown an interest in purchasing the property. If the property is widely and aggressively marketed the potential for sale to a responsible developer is very strongly indicated.

**RECOMMENDATION**

The Real Estate Services Division of the Fleets and Facilities Department recommends that PMA No. 555, the Boulevard Park Substation, be offered for sale by public bid in a manner to be determined by Seattle City Light, and as approved by the Seattle City Council.

## PROPERTY REVIEW PROCESS DETERMINATION FORM

Property Name:

Boulevard Substation

Address:

10776 Myers Way South ( unincorporated King County)

PMA ID:

555

Subject Parcel Nos:

4474

Dept./Dept ID:

Seattle City Light

Current Use:

None/ excess

Area (Sq. Ft.):

6251

Zoning:

CBSO

Est. Value:

Assessed Value:

\$38,500

### PROPOSED USES AND RECOMMENDED USE

*Department/Governmental Agencies:* None

*Proposed Use:* None

*Other Parties wishing to acquire:* None

*Proposed Use:* None

RES'S RECOMMENDATION: Sell by public bid process

### PROPERTY REVIEW PROCESS DETERMINATION (circle appropriate response)

- |   |                |    |
|---|----------------|----|
| 1.) Is more than one City dept/Public Agency wishing to acquire?  | (No) / Yes     | 15 |
| 2.) Are there any pending community proposals for Reuse/ Disposal?  | (No) / Yes     | 10 |
| 3.) Have citizens, community groups and/or other interested parties contacted the City regarding any of the proposed options? | (No) / Yes     | 10 |
| 4.) Will consideration be other than cash?  | (No) / Yes     | 10 |
| 5.) Is Sale or Trade to a private party being recommended?  | No/ <u>Yes</u> | 25 |
| 6.) Will the proposed use require changes in zoning/other regulations?  | (No) / Yes     | 20 |
| 7.) Is the estimated Fair Market Value between \$250,000-\$1,000,000?   | (No) / Yes     | 10 |
| 8.) Is the estimated Fair Market Value over \$1,000,000?  | (No)/ Yes      | 45 |

Total Number of Points Awarded for "Yes" Responses:

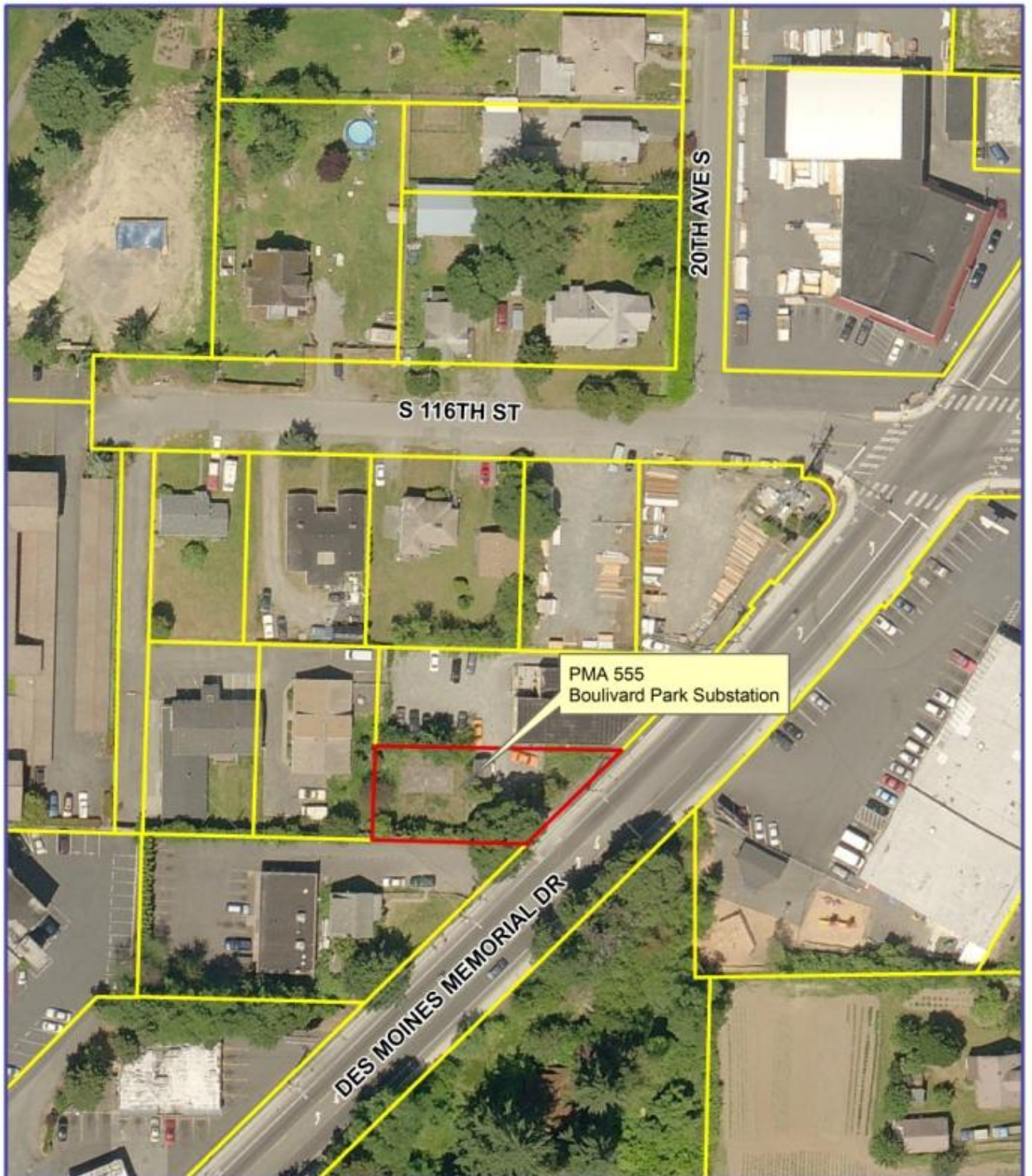
25

Property Classification for purposes of Disposal review: Simple / Complex (circle one) (a score of 45+ points results in "Complex" classification)

Signature: David Hemmelgarn

Department: RES/FFD

Date August 28, 2009





City of Seattle

## Boulevard Park Substation 11625 Des Moines Way South



### Legend

-  PMA 555
-  Tax Parcel Lines

Produced by the City of Seattle  
Fleets & Facilities Department  
Real Estate Services Division D. Hemmelgarn 7/2/09.



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